132.A	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	679,400	/	679,400
USE VALUE:	679,400	/	679,400
ASSESSED:	679,400	/	679,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	PEYTON GEOFFREY & JULIA
Owner 2:	
Owner 3:	
Street 1:	77 BARTLETT AVE #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CZAPLINSKI MATTHEW & -
Owner 2:	BRADY CARYN -
Street 1:	77 BARTLETT AVE #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Asbestos Exterior and 1935 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	679,400			679,400
Total Card	0.000	679,400			679,400
Total Parcel	0.000	679,400			679,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.11 /Parcel: 351.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 272268
GIS Ref:
GIS Ref:
Insp Date: 05/17/21

PREVIOUS ASSESSMENT

Parcel ID: 132.A-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	679,400	0	.		679,400		Year end	12/23/2021
2021	102	FV	647,400	0	.		647,400		Year End Roll	12/10/2020
2020	102	FV	637,800	0	.		637,800	637,800	Year End Roll	12/18/2019
2019	102	FV	621,900	0	.		621,900	621,900	Year End Roll	1/3/2019
2018	102	FV	551,600	0	.		551,600	551,600	Year End Roll	12/20/2017
2017	102	FV	504,100	0	.		504,100	504,100	Year End Roll	1/3/2017
2016	102	FV	504,100	0	.		504,100	504,100	Year End	1/4/2016
2015	102	FV	459,200	0	.		459,200	459,200	Year End Roll	12/11/2014

!15275!

PRINT

Date	Time
12/30/21	20:28:51

LAST REV

Date	Time
05/17/21	13:14:14
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CZAPLINSKI MATT	7073-220	2	5/30/2018		660,000	No	No		
NOSSULI TARECK/	59564-354		7/20/2012		450,000	No	No		
NOSSULI TARECK/	54049-377		12/24/2009	Family	99	No	No		
SWEENEY KEVIN F	51522-525		8/1/2008		510,000	No	No		
HAYES DIAMOND,	45324-314		6/3/2005		490,000	No	No		

USER DEFINED

Prior Id # 1:	84866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1684	Add Bath	6,375	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2021	Measured	DGM	D Mann
5/17/2021	Permit Visit	DGM	D Mann
5/2/2019	SQ Returned	JO	Jenny O
9/13/2018	Measured	DGM	D Mann
6/4/2018	Mail Update	EMK	Ellen K
4/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7769													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.19263566
Const Adj.:	0.94990498
Adj $ / SQ:	345.532
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	0.91000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712169
Depreciation:	32760
Depreciated Total:	679410

COMMENTS

1/2 OIL FHW 1/2 GAS FHW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	314.43
Special Features:	0	Val/Su Net:	351.11
Final Total:	679400	Val/Su SzAd	351.11

SKETCH

UnSketched SubAreas:
GLA: 1935,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,935	345.530	668,604
Net Sketched Area:		1,935	Total:	668,604
Size Ad	1935	Gross Area	1935	FinArea 1935

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

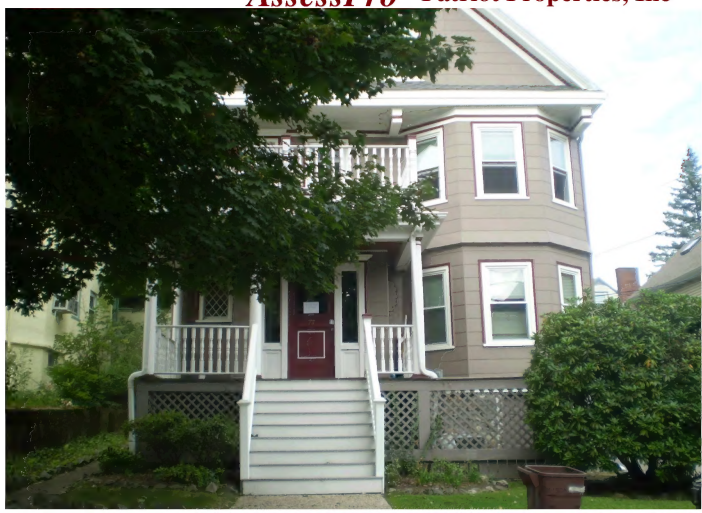
SPEC FEATURES/YARD ITEMS

PARCEL ID

132.A-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc